



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 C

Meagill Rise, Otley, LS21

£230,000



A three bedroom semi-detached home, located in a peaceful location yet within easy reach of Otley's amenities. The property provides ample living space for a family, featuring a spacious living room with connecting doors to a large conservatory, a fitted kitchen and separate dining area. Upstairs there are three well proportioned bedrooms and a house bathroom. Outside, the garden is lovely; it is fully enclosed making it ideal for families with children. Overall, this property offers flexible living space both inside and out.

Otley is a thriving market town in the Wharfe Valley offering a wide range of amenities, shops, supermarkets and traditional pubs. The town centre bus station has regular bus services to Leeds, Bradford and Harrogate, and in addition, there is a railway station at nearby Menston offering mainline links. For those travelling further afield, Leeds/Bradford International Airport is in nearby Yeadon.

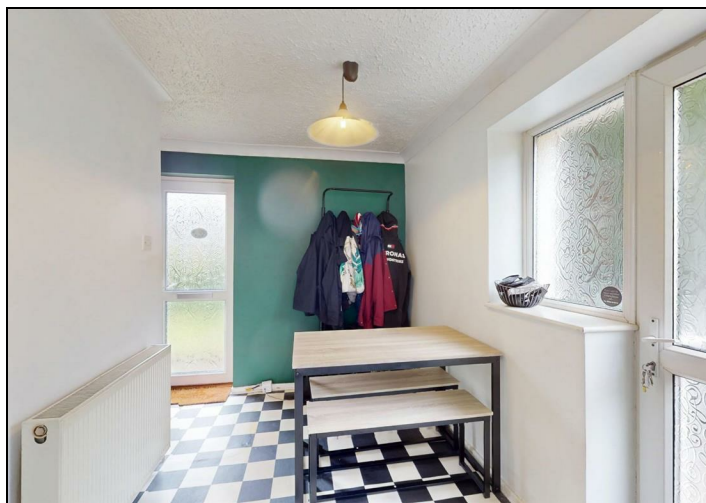
56-58 Kirkgate, Otley, West Yorkshire, LS21 3HJ | 01943 660002
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KEY FEATURES

- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN/DINING AREA
 - GENEROUS LOUNGE
 - SPACIOUS CONSERVATORY
- GENEROUS ENCLOSED REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
 - EPC RATING C







AGENTS NOTES

Tenure: Freehold

Council Tax Band B Leeds City Council

DIRECTIONS

From our offices in Kirkgate, proceed to the traffic lights and go straight ahead across the river. Continue up Billams Hill, then turn left onto Weston Lane. Turn right onto Weston Drive. Immediately after the park on the right, turn right onto Meagill rise. When you see the lawned area on the right the property can be found on the left hand side is accessible at the end of the path.

ANTI MONEY LAUNDERING CHECKS AND OFFER ACCEPTANCE

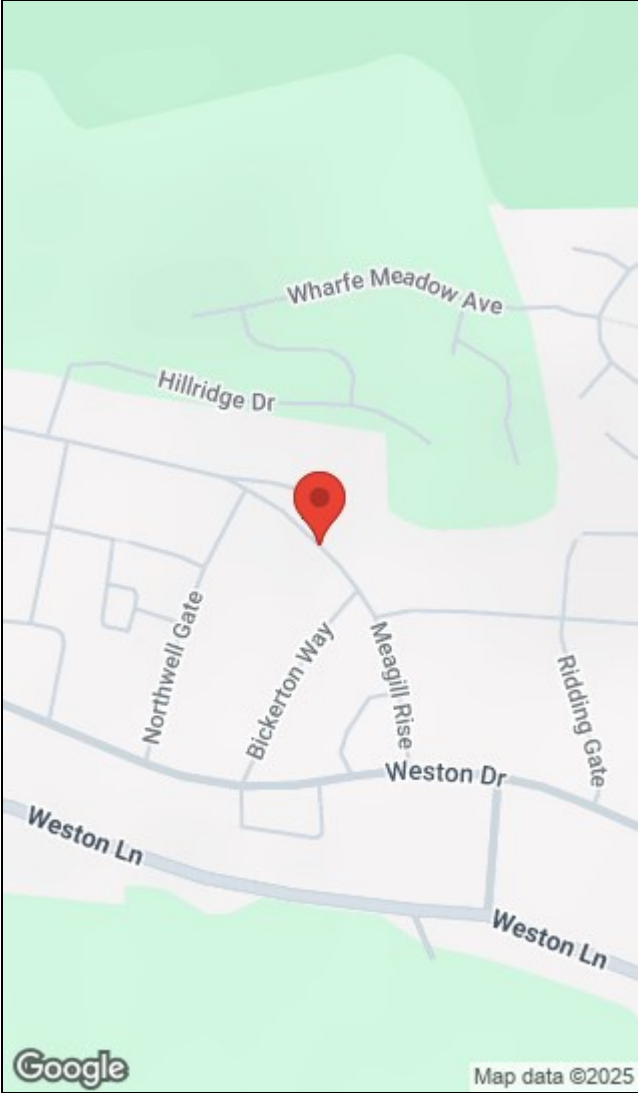
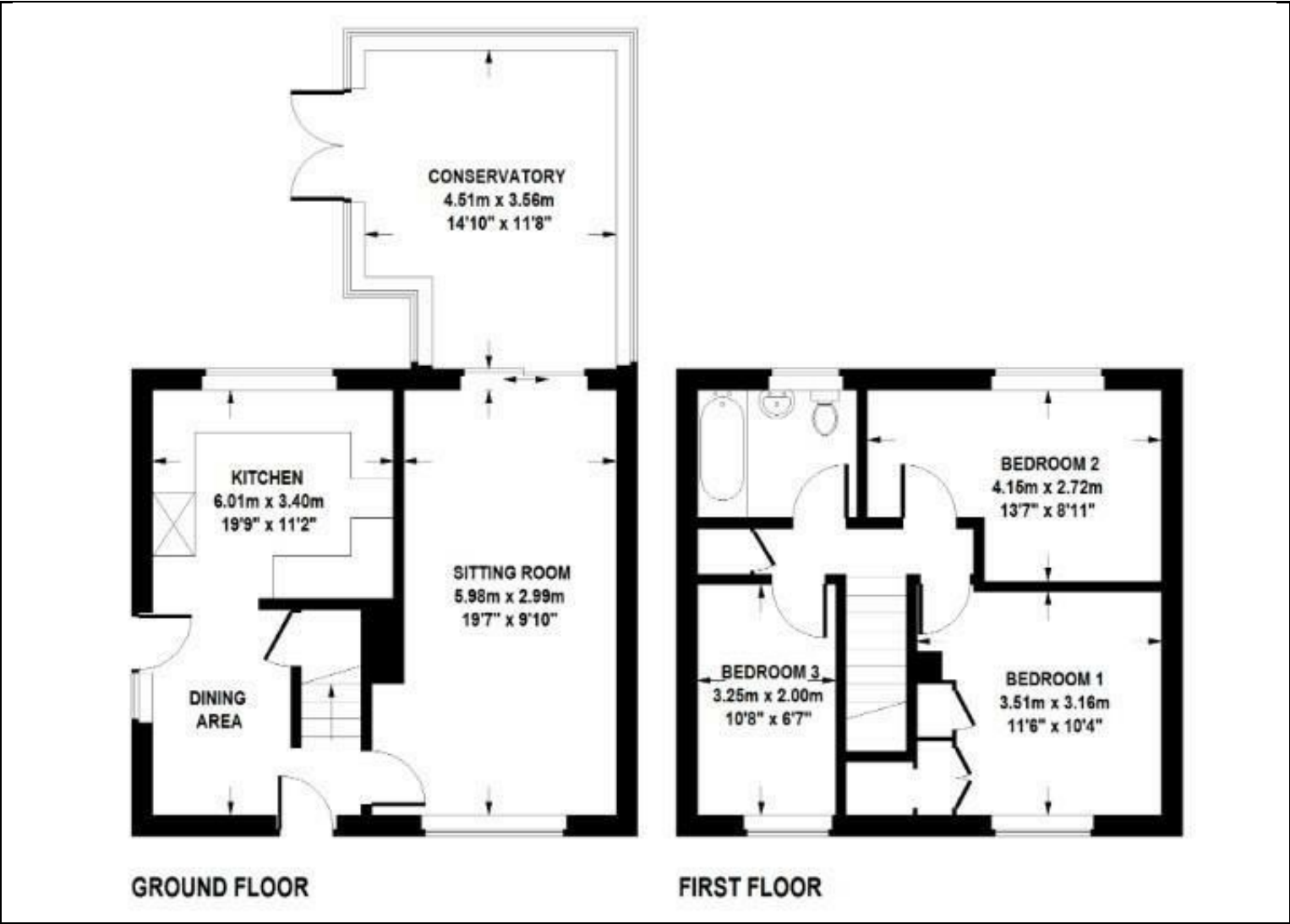
We are required by HMRC to undertake Anti Money Laundering checks on all prospective buyers once a price and terms have been agreed. The cost payable by the successful buyer for this is £36 (inclusive of VAT) per named buyer. To confirm, these checks are carried out through Landmark Information Group. We are also required to obtain identification from all prospective buyers, and we will ask to see proof of funding. Please note that the property will not be marked as Sold Subject To Contract until the checks have been satisfactorily completed so therefore buyers are asked for their co-operation in order that there is no delay.


ADDITIONAL SERVICES

If you are thinking of selling or letting your home, please contact our office for more information. Hunters is the fastest growing independent estate agency in the country, with more than 200 branches nationwide. We can put you in touch with a local independent financial advisor, who can offer the latest mortgage products, tailored to your individual requirements.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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